CBRE



PROPERTY OVERVIEW

- **Unit 200:**
  First Floor ±9,335 RSF
  Second Floor ±4,584 RSF
  Mezzanine: ±1,018
  Please do not disturb existing tenant.
- Close proximity to 101 Freeway
- Great visibility on highly traveled Auto Center Dr
- Across the street from Costco
- Close to many amenities; restaurants & retail

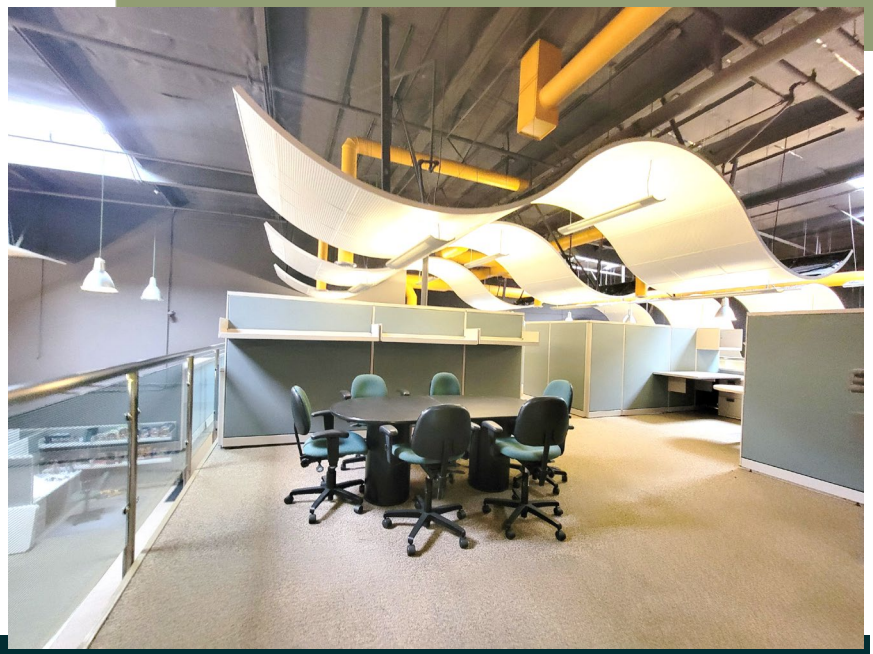
Asking Lease Rate: $1.75/SF/MO NNN
(NNN:$0.40/SF/MO)

2011 Auto Center Drive

OXNARD | CA

SUITE 200









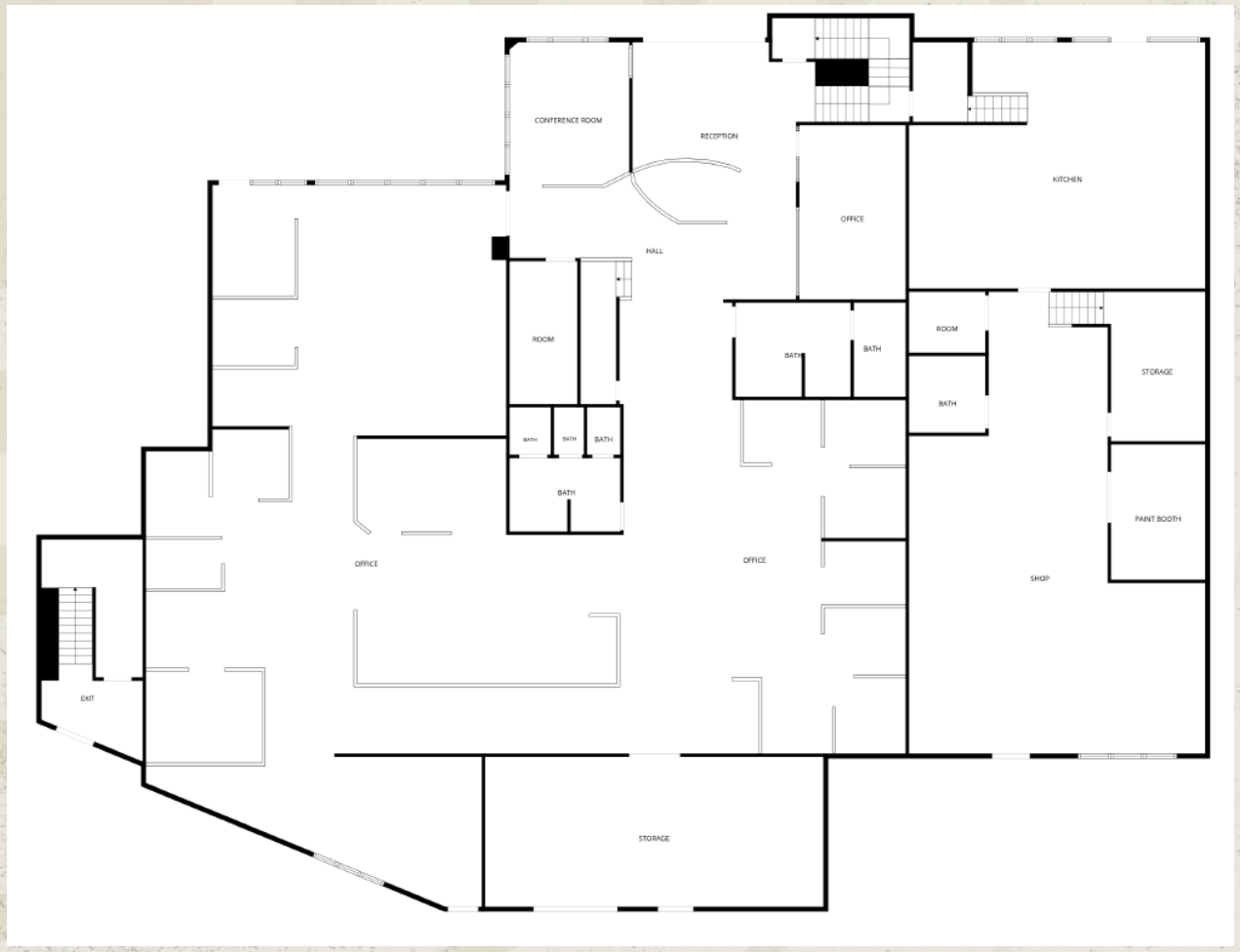


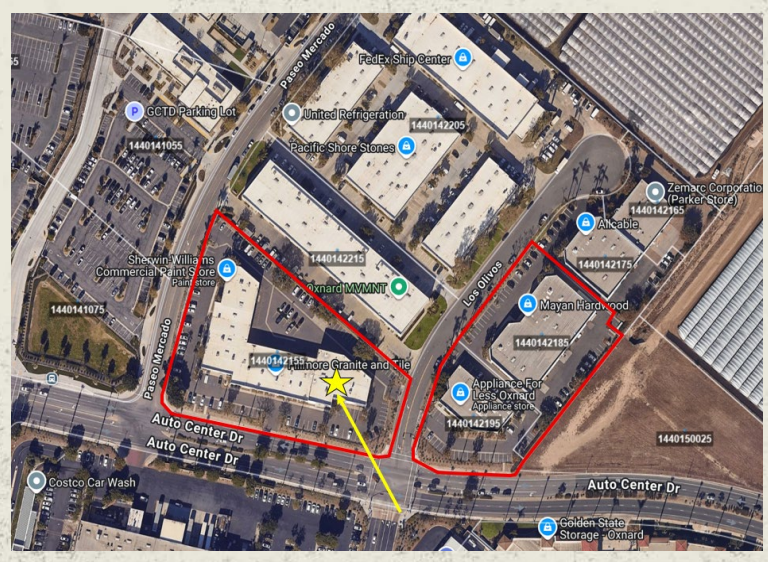


Please do not disturb existing tenant.

FLOOR PLAN

Unit 200
First Floor ±9,335 RSF



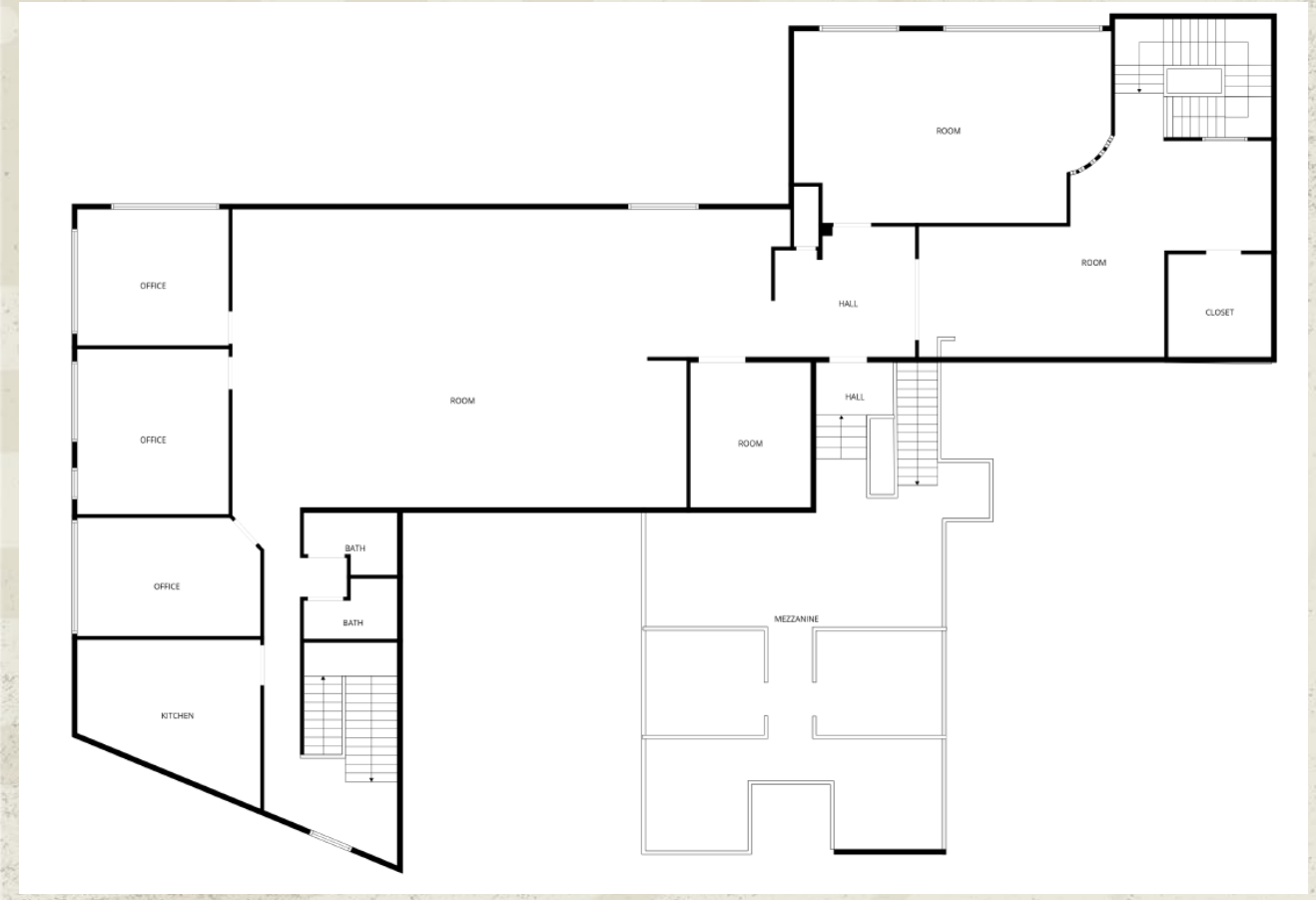


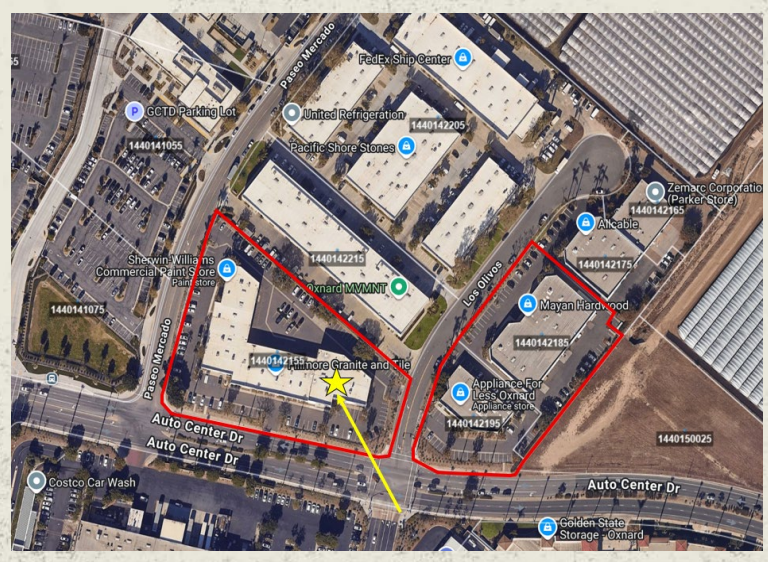
Red Outlined Area: Shopping Center
Yellow Shaded Area: Premises

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FLOOR PLAN

Unit 200
Second Floor ±4,584 RSF





Red Outlined Area: Shopping Center
Yellow Shaded Area: Premises

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AREA MAP

2011 auto center drive

RECENTLY OPENED WITHIN A MILE

IN-N-OUT BURGER

THE MARKETPLACE

-Daiso
-Sherwin Williams
-Burlington
-Dumos
-Marshalls
-Ashley Homestore

SHOPPING AT THE ROSE II

-Best Buy
-Seafood City
-Golden Corral

ROSE CROSSING

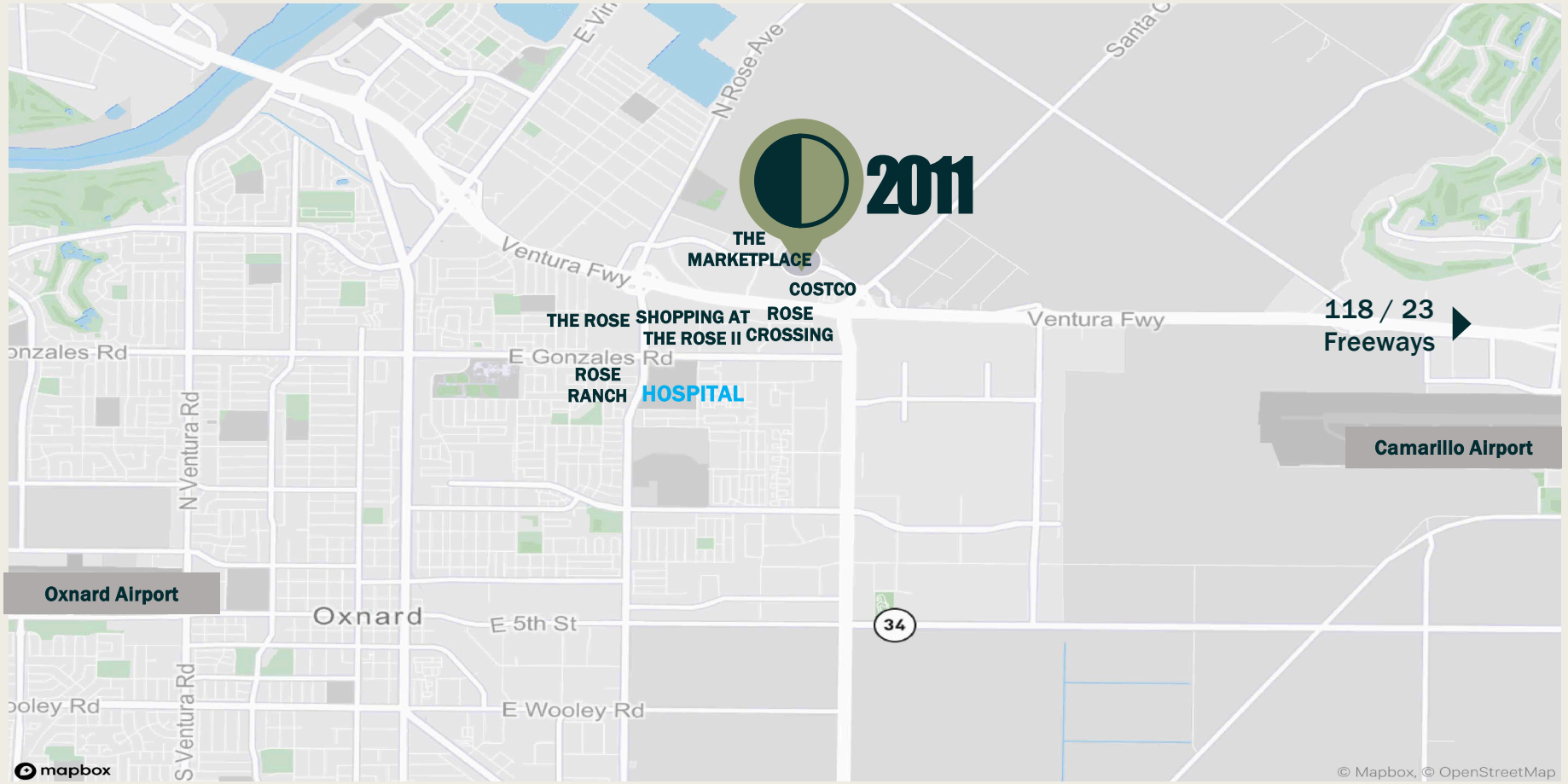
-AT&T
-Del Taco
-Chick Fil A
-Coffee Bean & Tea Leaf

THE ROSE

-Vons
-Panda Express
-Hobby Lobby
-Walmart Super Center

ROSE RANCH

-Urbane Café
-Buffalo Wild Wings
-Walgreens



2011 Auto Center Drive



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